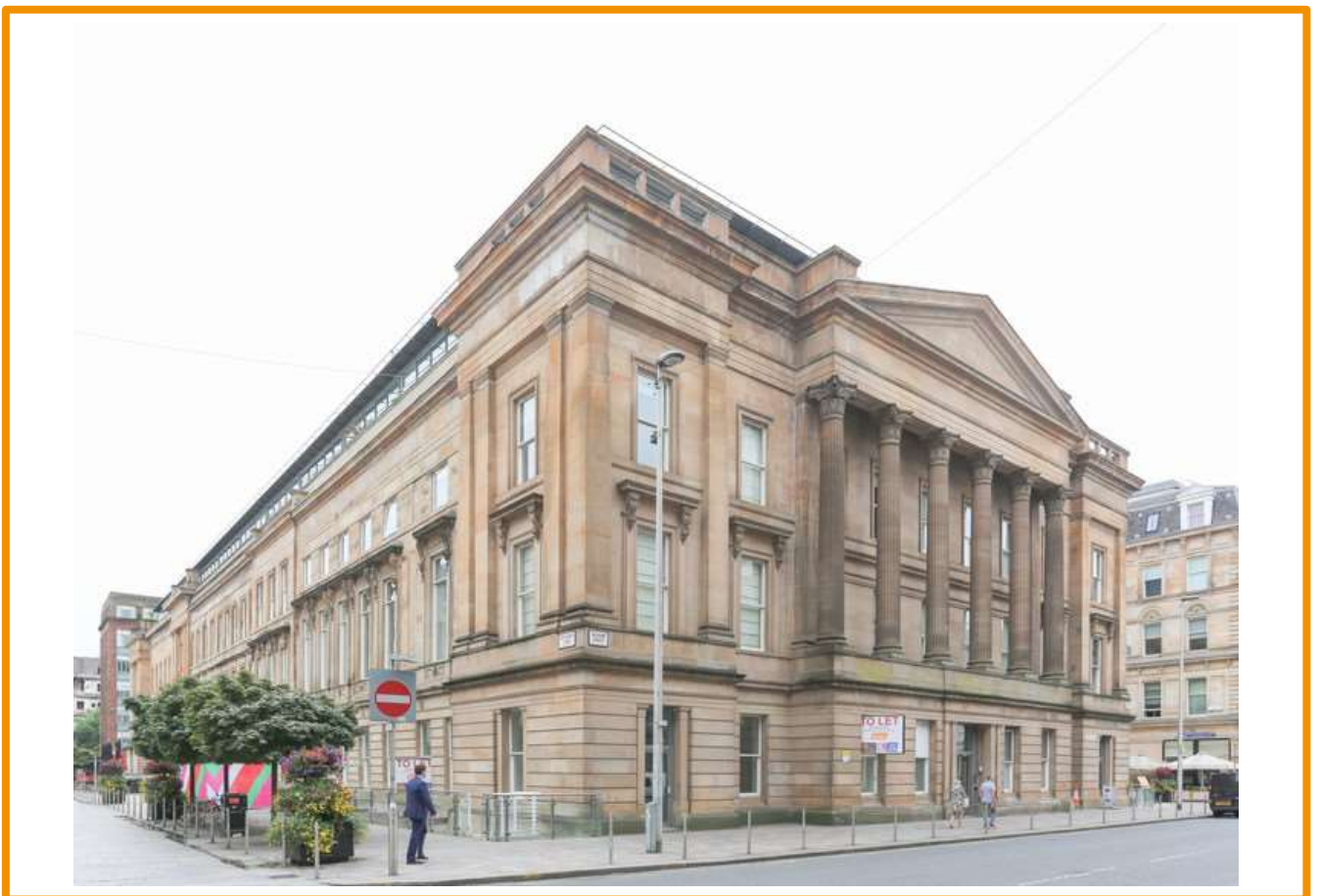


TO LET

PROMINENT RETAIL UNIT

UNIT 4 RIALTO COURT, INGRAM STREET, GLASGOW, G1 1DW



LOCATION

The Merchant city is a vibrant lifestyle district in the heart of Glasgow where people combine living, business and leisure activities. Considerable recent redevelopment and regeneration, particularly in the provision of quality restaurants, retail and residential accommodation has helped to rejuvenate the Merchant City into today's choice for exclusive retailers.

The Grade B listed Georgian Building, the former Sheriff Court, now provides accommodation for the Scottish Youth Theatre as well as residential, leisure and commercial suites. Nearby occupiers include Ralph Lauren, Cruise, Bang & Oulfsen, Brew Dog, iCafe, Jigsaw and a variety of restaurants and bars.

Description

The subjects comprise a prominent corner position on Ingram Street and Brunswick Street. Internally the unit offers open plan sales over ground floor, with entrances from Ingram Street and the internal mall gangway.

Accommodation

327.01 sq m 3,520 sq ft

Term

The property is available by way of a new Full Repairing & Insuring Lease of negotiable duration.

Rental offers over £55,000 per annum are invited.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £51,000. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 0.492p this rateable value will result in an estimated rates liability in financial year 2017/18 of £25,092

Energy Performance Certificate

EPC Rating – G

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

Viewing & Further Information

All viewing and further information is via the joint letting agents.

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Subject to Contract
Date: 16 June 2017

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